

FOR SUBLEASE

2,112 SF Professional Office Space Available

12330 SOUTHWEST 53RD STREET, SUITE 711

Cooper City, FL 33330

PRESENTED BY:

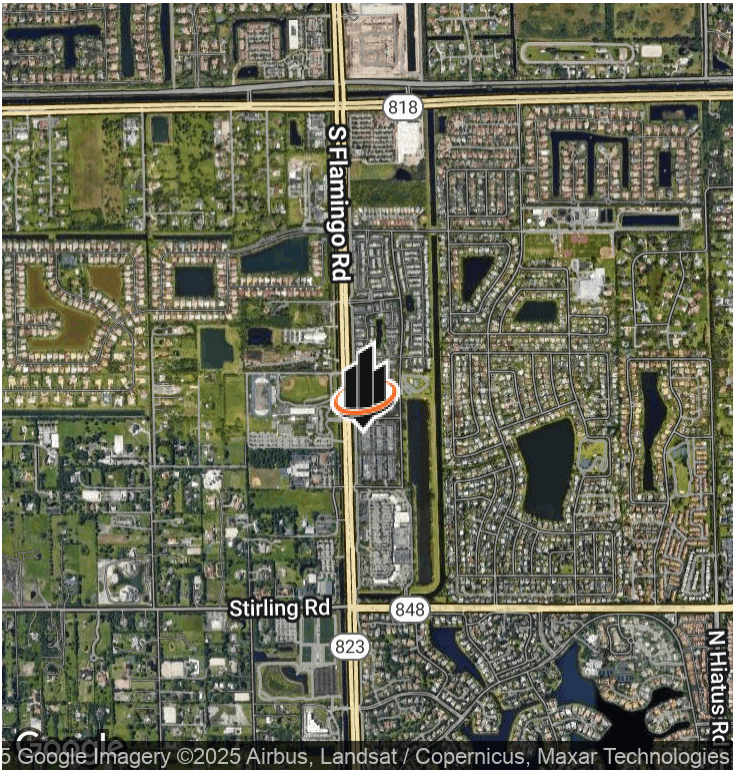
PETER MESSINA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	2,112 SF
OPERATING EXPENSE:	\$8.50/SF
SUBLEASE TERM:	Thru March 31, 2029
AVAILABLE:	Q1 2026

PROPERTY DESCRIPTION

Prime 2,112 SF professional office space available for sublease, ideally located directly on Flamingo Road in Cooper City. The space features a functional layout that includes a welcoming reception area, four private offices, an open bullpen, conference room, breakroom, and two restrooms. Currently occupied by an insurance agency, this space is well-suited for a variety of professional office uses. The sublease runs through March 31, 2029, with occupancy available in the first quarter of 2026. The property offers excellent visibility and signage along Flamingo Road, providing strong exposure to daily traffic.

PROPERTY HIGHLIGHTS

- 2,112 SF with efficient floor plan
- Reception area and open bullpen
- Four private offices and conference room
- Breakroom and two restrooms
- Excellent Flamingo Road frontage with signage

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ADDITIONAL PHOTOS

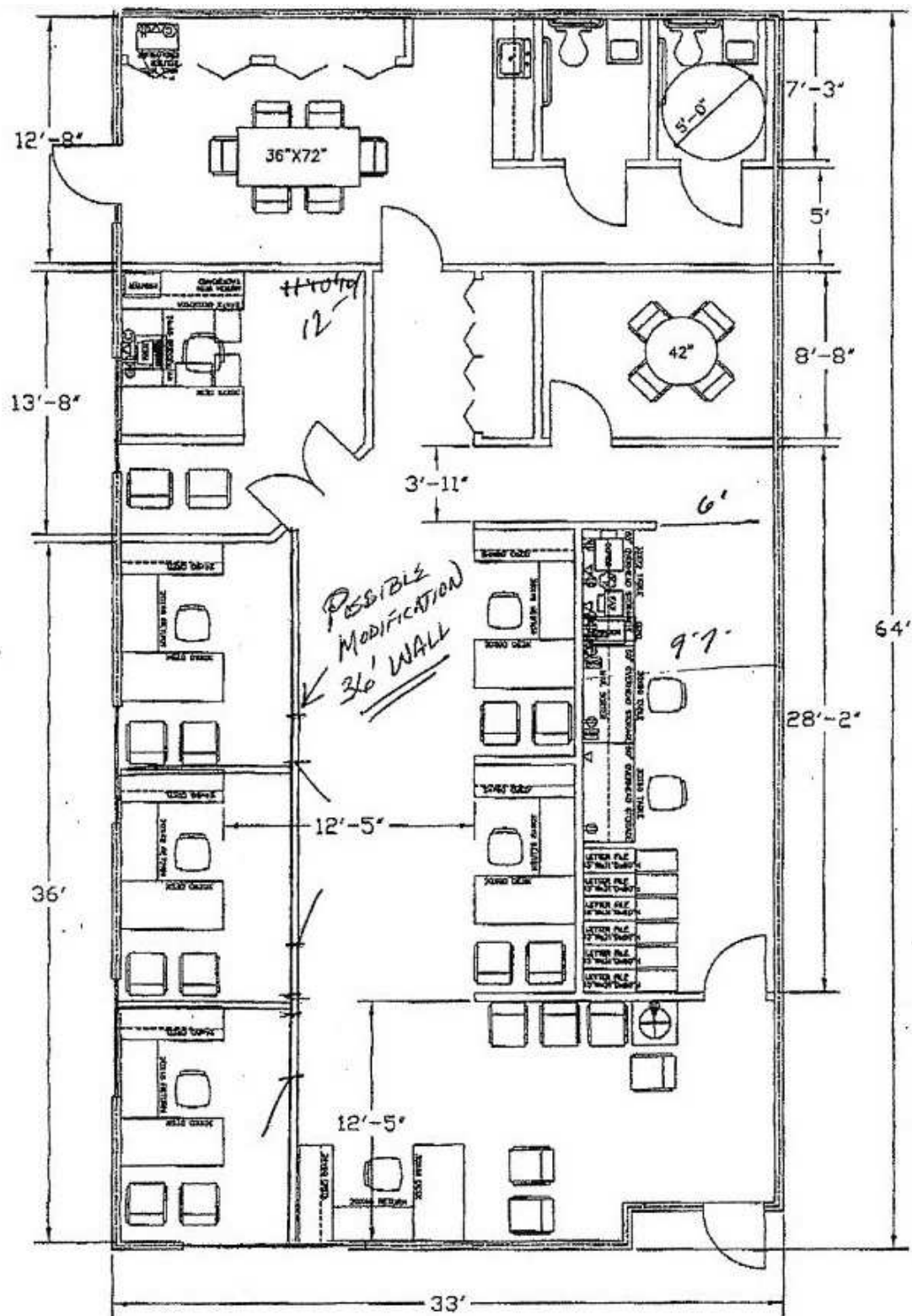


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FLOOR PLAN



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